

BANGOR

HISTORIC PRESERVATION PROGRAM

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Bangor's rich history is reflected in its architecture, giving the city its own distinct identity and strong sense of place. The City of Bangor's Historic Preservation ordinance was adopted as part of the City's code of ordinances in 1977. Its purpose is to preserve and protect buildings and other places in the city that have particular historic or architectural significance, such as monuments or parks, in order to promote the educational, cultural, and economic welfare of residents and visitors to the city. The historic preservation ordinance was intended to prevent inappropriate alterations to buildings that have historic or architectural value; to preserve the essential character of neighborhoods; and to assure that new buildings that are constructed in historic districts are designed and built in a way that is compatible with the character of the district.



SUMMER 2017

Bangor's historic preservation ordinance establishes and oversees historic landmarks, historic sites, and historic districts. (A list and map of Bangor's historic landmarks and districts is in the center of this brochure.) A **historic landmark** is a building or structure that has particular historic or architectural significance for its cultural, social, economic, or political history. A **historic site** is any parcel of land of special significance in the history of the City or upon which a historic event has occurred. The term 'historic site' shall also include the parcel that a historic landmark sits upon. A **historic district** is any place or area that encompasses historic landmarks, buildings, structures or objects that are appropriate for preservation. There are ten historic districts and thirty-four historic landmarks in Bangor (City of Bangor's Code of Ordinances, Chapter 148).





BENEFITS OF HISTORIC PRESERVATION

Nearly 400 properties in Bangor have been designated as historic. Its landmarks and historic districts contain civic, commercial, religious, and educational structures as well as residential buildings. The buildings encompass a broad range of architectural styles: Georgian and Federal styles of the turn of the nineteenth century; Greek Revival, Gothic Revival, Italianate, and Second Empire styles of the mid-nineteenth century; Queen Anne, Richardsonian Romanesque, and Stick Styles of the late nineteenth century; and the Colonial Revival style of the early twentieth century. These buildings and their relationship to each other help tell the story of Bangor's historical development.

The preservation of these historic buildings gives beauty and stability to the city. The protection of Bangor's architectural heritage also has economic benefits. The fact that so much of the city's architecture is well tended contributes to a strong sense of place, making it an attractive place to live, work, and do business. Moreover, the economy of the region is strengthened by the historic rehabilitation industry, as it creates jobs in the area and a market for local construction materials.

Historic preservation directly helps owners of historic properties as well as benefiting the local economy, especially if they are located in a historic district. The standards required by the preservation ordinance assure quality rehabilitation projects, which help to maintain the property values of the entire district. Because individual property values are established in part by the condition of surrounding properties in the neighborhood, well-maintained buildings create a stable neighborhood and protect the property owner's investment. In addition, if the historic building is used to house an income-producing business, the owner or developer may be eligible for tax credits for rehabilitating the building.



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Office for Equal Opportunity
Equal Employment Opportunity Commission
Sixth Floor, Ste. 6NW14G
131 M. Street, N.E. Washington, DC 20507

Main Street, Bangor, Me.

THE BANGOR HISTORIC PRESERVATION COMMISSION

The Bangor Historic Preservation Commission (HPC) is a volunteer board that reviews applications for a certificate of appropriateness (COA), which grants permission for changes to historic landmarks and properties within historic districts.

There are five members of the Commission and two associate members, all of whom are Bangor citizens. The Commission meets monthly to review applications for COAs in a public hearing.

CERTIFICATE OF APPROPRIATENESS

When required, a certificate of appropriateness issued by the Commission shall be required only for one of the following:

- any change in the exterior appearance of an historic landmark, an historic site, or any building in an historic district if such change requires a building or sign permit from the Code Enforcement Officer.
- New Construction of a principal or accessory building or structure visible from a public street where such building or structure will be located in a historic district.
- Demolition of a historic landmark or any building in a historic district.
- Moving a historic landmark or any building in a historic district.
- Any change, except minor in repair, in siding materials, roofing materials, door and window sash and integral decorative elements, such as, but not limited to; cornices, brackets, window architraves, doorway pediments, railing, balusters, columns, cupolas and cresting and roof decorations.
- Other improvements or alterations to the site where a historic landmark, historic site or building in a historic district is located which require Planning Board approval.

OBTAINING A CERTIFICATE OF APPROPRIATENESS

1. You can obtain an application on the City website at www.bangormaine.gov, or from the Planning Division, located on the 2nd floor of City Hall, 73 Harlow Street, Bangor.
2. Submit the application to the Development Coordinator, who will check the application for completeness. Applications need to adequately describe the project. Please submit photographs, drawings (plans and elevations drawn to scale), site plans, and material samples with the application. Please provide **2** full color copies of the complete application.
3. The application is forwarded to the Historic Preservation Commission.
4. The HPC conducts a public hearing on the application, which is generally held on the second Thursday of the month. All HPC meetings are announced in advance and all property owners abutting the property or within 100 feet of the exterior boundaries of the property being reviewed will receive notice of the hearing in the mail.
5. The applicant presents their project to the HPC, which then makes a decision about whether or not to grant a COA at the public hearing. The HPC must make a decision about granting a COA within 30 days after the Development Coordinator deems the application complete. However, if both the applicant and the HPC agree, the application period can be extended for an additional 30 days.

If you would like to discuss a potential project on your property, or have questions about obtaining a Certificate of Appropriateness, please contact the City of Bangor's Development Coordinator at (207)992-4242.

CHARACTER-DEFINING FEATURES OF HISTORIC BUILDINGS



Columbia Building, ca. 1900

The first step in rehabilitating a historic building is to identify its **character-defining features**.

These are elements of the building that are important to giving the building its distinctive character and help to define it as a product of its time and place. Character-defining features can include the building's materials, finishes, elements, spaces, and spatial relationships.

Rehabilitation of a historic building requires the retention of its character-defining features as much as possible while allowing it to be used for a contemporary purpose.



Contemporary photograph of Columbia Building



Wilfred Mansur (1855-1927),
Bangor architect.

Wilfred Mansur, a prolific Bangor architect, designed the Columbia Building at the corner of Columbia and Hammond Streets in 1892. In 1967, the architectural firm of Crowell, Lancaster, Higgins & Webster, a predecessor firm of WBRC A/E, updated the building using popular styles and materials of the time: aluminum windows and door with dark glazing and slate panels. In the

process, they removed some of the building's distinctive characteristics, including its arched doorways, Corinthian columns between the windows, and window sash. Michael Pullen, an architect at WBRC, has labeled the building's original distinctive elements, giving us the vocabulary to imagine a potential restoration of the building.

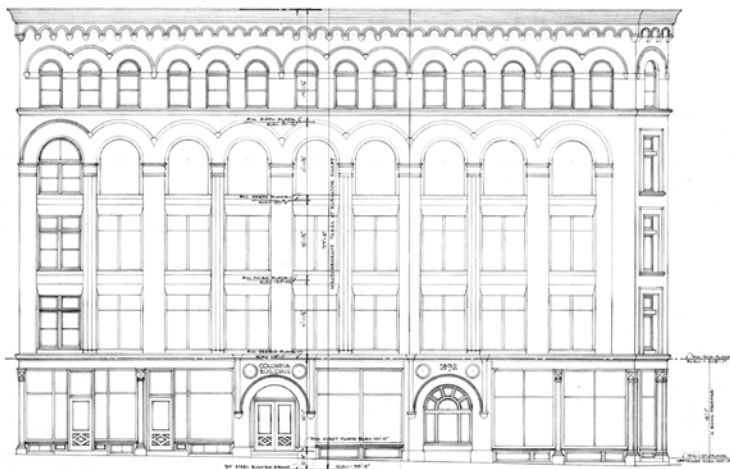
Building Elements

1. Cornice
2. Belt Course
3. Articulated Masonry
4. Window Sash
5. Window Sill
6. Storefront System
7. Sign Board (Fascia)
8. Recessed Entrances
9. Transom
10. Display Window
11. Pilasters
12. Lower Window Panels

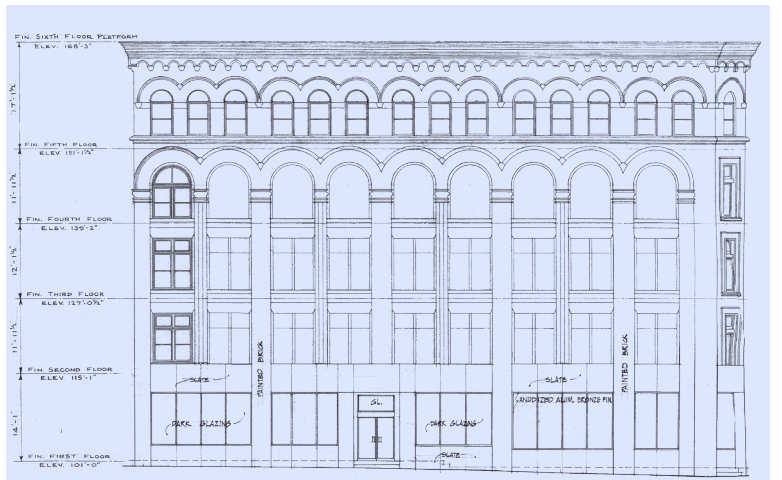


Columbia Building
Arch. Wilfred Mansur 1892

Character-defining features of Columbia Building by R. Michael Pullen, Principal Architect, WBRC A/E.



Architectural drawing of Columbia Building, east elevation, prior to 1967 renovations. Courtesy WBRC Architects & Engineers.



Architectural drawing of Columbia Building, east elevation, after 1967 renovations. Courtesy WBRC Architects & Engineers.

EVALUATION STANDARDS OF THE HISTORIC PRESERVATION ORDINANCE



The evaluation standards laid out in the City of Bangor's Historic Preservation Ordinance are based on the Secretary of the Interior's Standards for Rehabilitation. These standards allow a property to be repaired or altered so it can be used in a contemporary manner while preserving portions and features that are significant, either historically, architecturally, or culturally.

The Historic Preservation Commission uses the standards below in evaluating an application for a certificate of appropriateness for all renovations, alterations, and repairs of existing buildings and structures that are locally-designated as historic landmarks, historic sites, and within historic districts, per City of Bangor code of Ordinances

§148-13E(1)(a-h).

- a. Every reasonable effort shall be made to provide a compatible use which will require minimum alteration to the structure and its environment.
- b. Rehabilitation work shall not destroy the distinguishing qualities or the character of the structure and its environment.
- c. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity.
- e. Changes that may have taken place in the course of time are evidence the history and development of the structure and its environment, and these changes shall be recognized and respected.
- f. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.
- g. Contemporary design for additions to existing structures shall be encouraged if such design is compatible with the size, scale, material, and character of the neighborhood, structures, or its environment.
- h. Whenever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired. (City of Bangor Code of Ordinances, Chapter 148)

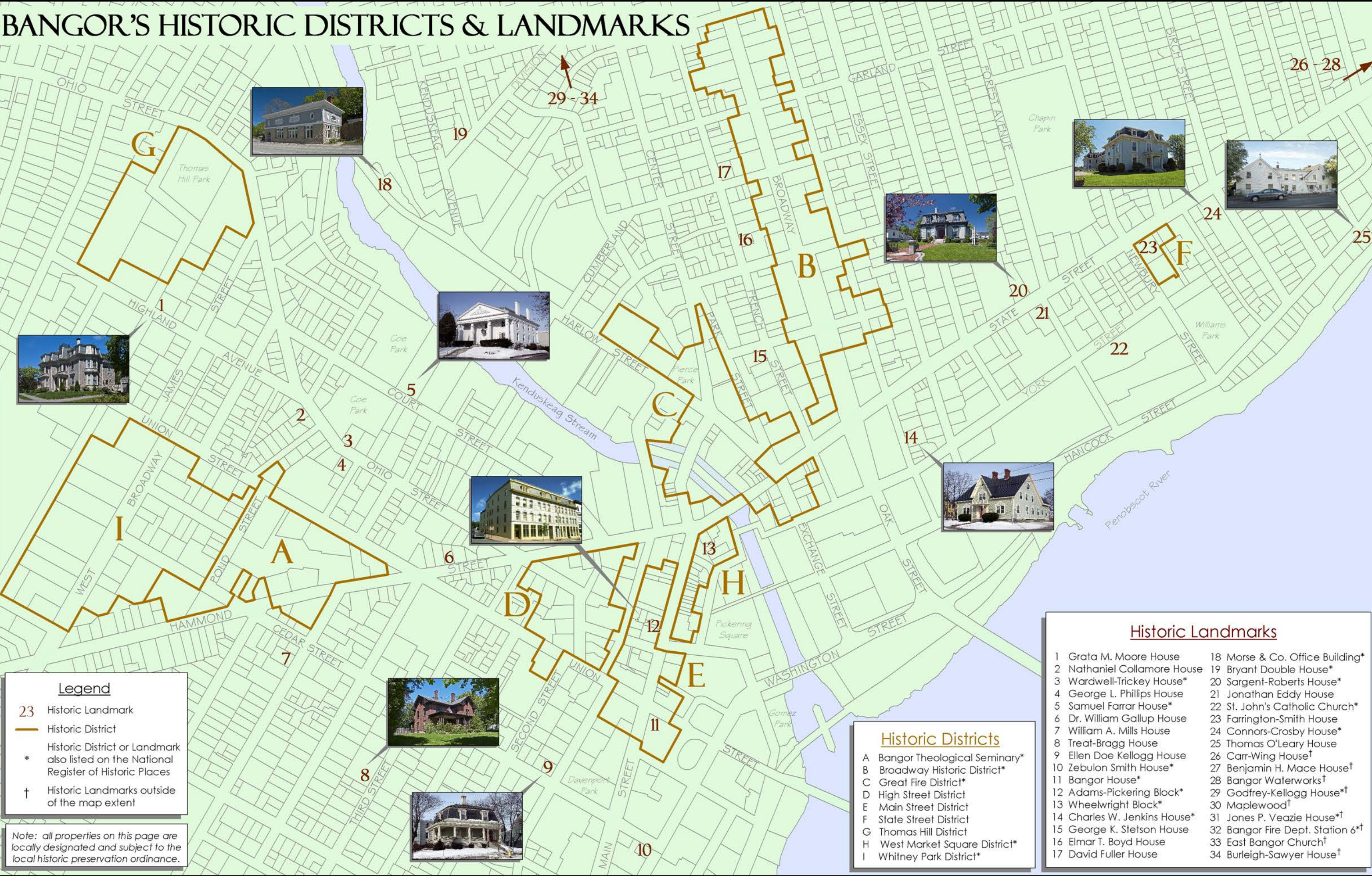


Photo by Sara K. Martin



There are also evaluation standards that cover the demolition or removal of historic landmarks and buildings in historic districts; construction of new buildings and structures in historic districts; and visual compatibility factors for new additions to historic buildings and new construction in historic districts. They are covered in detail in the City of Bangor's Code of Ordinances, Chapter 148, "Historic Preservation," section 148-13. The ordinance can be found on the internet at www.bangormaine.gov. The code should be consulted for any questions about Bangor's preservation ordinance.

BANGOR'S HISTORIC DISTRICTS & LANDMARKS



NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the list of places that are considered significant by the United States government. The National Park Service administers the National Register, which confers national recognition to properties that are significant in American history, architecture, archeology, engineering, and culture. The properties can be important to a community, a state, or the nation. Properties on the National Register must meet high standards for integrity and historic significance. Inclusion in the National Register may make income-producing properties eligible for Federal and State of Maine historic rehabilitation tax credits and may make properties eligible for grants for historic preservation projects; it also enables federal, state and local agencies to take historic preservation into consideration when planning projects and requires review of federally-funded, licensed, or permitted projects that may affect historic properties. Unlike locally-designated historical properties, the National Register does not automatically provide protection against private undertakings (e. g., demolition or insensitive renovations). There are thirty properties in the National Register in Bangor and six historic districts. All of the historic districts are also listed locally.

PROPERTIES ON THE NATIONAL REGISTER OF HISTORIC PLACES IN BANGOR

Adams-Pickering Block*	Main & Middle Streets	part of the Main Street Historic District
All Souls Congregational Church	10 Broadway	part of the Great Fire Historic District
Bangor House	174 Main Street	part of the Main Street District
Bangor Fire Engine House No. 6*	284 Center Street	
Bangor Fire Hose House No. 5	247 State Street	
Bangor Children's Home	218 Ohio Street	
Bangor Standpipe	Thomas Hill Road	Maine Civil Engineering Landmark; part of the Thomas Hill Historic District
Battleship Maine Monument	Main & Cedar Streets	
Blake House	107 Court Street	
Building at 84-96 Hammond Street	84-96 Hammond Street	part of the High Street Historic District
Charles G. Bryant Double House*	16 & 18 Division Street	
Charles W. Jenkins House*	63 Pine Street	
Connors-Crosby House*	277 State Street	
Dorothea Dix Psychiatric Center	656 State Street	formerly Bangor Mental Health Institute
Edward Kent-Jonas Cutting House	48-50 Penobscot Street	part of the Broadway Historic District
General John Williams House	62 High Street	part of the High Street Historic District
Godfrey-Kellogg House (Cliff Cottage)*	212 Kenduskeag Avenue	
Hammond Street Congregational Church	28 Hammond Street	part of the High Street Historic District
Hannibal Hamlin House	15 Fifth Street	
Isaac Farrar Mansion	166 Union Street	part of the High Street Historic District
Jones P. Veazie House*	88 Fountain Street	
Joseph W. Low House	51 Highland Street	part of the Thomas Hill Historic District
Morse & Co. Office Building*	455 Harlow Street	
Samuel Farrar House*	123 Court Street	
Sargent-Roberts House*	178 State Street	
St. John's Catholic Church	207 York Street	
Thomas A. Hill House	159 Union Street	part of the Thomas Hill Historic District home of the Bangor Museum & History Center
Wardwell-Trickey Double House*	97-99 Ohio Street	
Wheelwright Block*	1 West Market Square	part of the West Market Square District
Zebulon Smith House*	55 Summer Street	

*These properties are also listed as City of Bangor landmarks.

ARCHITECTURAL HISTORY OF BANGOR, MAINE

The area that would come to be known as Bangor was originally occupied by the Penobscots. At the time of European contact, they were primarily hunters and trappers who engaged in seasonal migration. They had an important village near present-day Bangor named "Kadesquit," meaning "eel-weir-place" and continued to be an important part of the community after the arrival of European-Americans.



Zebulon Smith House (ca. 1832)

By the 1630s, the southern part of the District of Maine was harvesting white pine and milling lumber. In 1769, settlement reached the confluence of the Penobscot River and the Kenduskeag Stream when the first European-American settler to the area, Jacob Buswell, arrived from Massachusetts and built a homestead for his wife and nine children overlooking the Penobscot River. Eleven more families moved to the area within the next two years and the area became known as "Conduskeag Plantation." Settlers built small homes for themselves out of timber, the most widely available local material.



Smart-Daggett House
Oldest House in Bangor



St. John's Catholic Church

Conduskeag Plantation had reached a population of about 150 by 1790 and incorporated as a town. By the early nineteenth century, Bangor merchants had begun to benefit from the early lumber trade and built houses in the latest architectural styles. They lived close to downtown so they could easily walk to their places of business.

By 1830, the lumber boom had hit Bangor and the population swelled to 8,000. The large increase in population was due in large part to the hundreds of Irish immigrants who had left Ireland to escape a cholera epidemic and came to Bangor looking for work in the burgeoning lumber industry. The Irish settled near the waterfront in the Hancock Street area and in neighborhoods such as "Paddy Hallow" on the west side of town. The town incorporated as a city in 1834 because the town was not able to respond effectively to anti-Irish riots the year before. Despite the persistence of anti-Irish and anti-Catholic sentiments, the Irish thrived in Bangor.



Irish area near the waterfront
ca. 1895

Bangor was the center of the lumbering industry from the 1830s-1860s. In its heyday, it had the rowdy and raucous atmosphere of any boom town. Wealthy lumber merchants lived and worked in Bangor, building opulent homes for their families and a grand hotel for visitors. Henry David Thoreau traveled to Katahdin in 1846 and passed through Bangor. Upon his return to Concord he wrote:

There stands the city of Bangor, fifty miles up the Penobscot, at the head of navigation for vessels of the largest class, the principal lumber depot on this continent, with a population of twelve thousand, like a star on the edge of night, still hewing at the forests of which it is built, already overflowing with the luxuries and refinement of Europe, and

sending its vessels to Spain, to England, and the West Indies for its groceries,—and yet only a few axe-men have gone "up river," into the howling wilderness which feeds it . . . Twelve miles in the rear, twelve miles of railroad, are Orono and the Indian Island, . . . and sixty miles above, the country is virtually unmapped and unexplored, and there still waves the virgin forest of the New World.



Bangor House (1833-34)
Architect: Isaiah Rogers

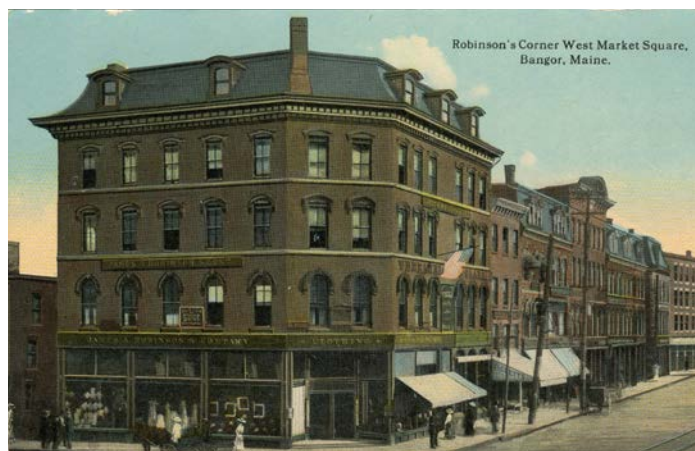


Edward Kent-Jones Cutting Double House
(ca. 1833). Architect: Charles G. Bryant

Bangor's position at the head of navigation of the Penobscot made it the primary port city on the Penobscot River. In addition to its location, it had a harbor that was wide and deep enough to hold scores of large vessels. Mill towns just north of Bangor, such as Orono and Old Town, had outstanding water power to run sawmills and then transported the milled lumber to Bangor to be shipped further down the east coast. Loggers and riverdrivers collected their pay in the city after the long winter harvest, and spent their earnings on supplies. Together with sailors from the ships in port, they also frequented taverns and houses of ill repute, helping to give the area near the waterfront the nickname "the Devil's half-acre."

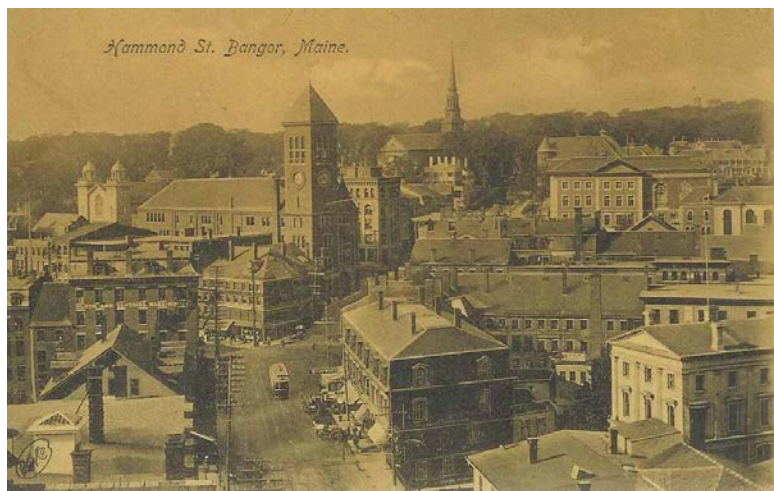


River drivers



Wheelwright Block (1859)

By the 1860s, lumbermen had depleted the supply of white pine from Bangor's hinterland. The growth of canal networks and the expansion of the railroad made timber stocks around the Great Lakes and the Pacific Northwest more accessible and the lumber yield in those areas surpassed that of Maine. But lumber continued to be shipped from Bangor until the end of the nineteenth century. Lumbermen shipped spruce to New York wholesalers. In fact, the highest recorded output to leave Bangor was in 1872, when 242 million board feet were shipped. Wealthy lumbermen continued to build fine houses and Bangor continued to prosper.



Downtown Bangor, ca. 1895

After the turn of the twentieth century, pulp and paper production eclipsed lumber. Pulp mills were often based in smaller mill towns upriver, taking advantage of the growth of railroad networks. While the center of the pulp industry developed to the timberlands, railroads also contributed to Bangor's economy.

The Maine Central Railroad went through Bangor at Union Station and Bangor thrived as the commercial and financial center of eastern and northern Maine. Another innovation in transportation that helped shape Bangor was the electric streetcar. It allowed the city to expand, as people had a means of traveling to work besides walking, and resulted in the growth of neighborhoods such as Little City and Fairmount.

Tragedy struck Bangor in 1911, as a fire started in a hay shed on Broad Street, eventually burning fifty-five acres and destroying one hundred business blocks, two hundred eighty-five dwellings, six churches, a synagogue, the high school, library, historical society and two fire stations. Fortunately, there were only two fatalities. Bangor quickly rebuilt after the fire and the amount of new construction contributed to the growth of new architectural firms like C. Parker Crowell.



Bangor Street Railway Company Cars

Throughout the twentieth century, Bangor continued to flourish as northern and eastern Maine's service and financial center. Dow Air Force Base brought in an influx of people and helped to strengthen the economy.



"Looking From Union Station," April 1911

RESOURCES

Organizations:

Maine Historic Preservation Commission, (207)287-2132. The State Historic Preservation Office (SHPO) for the State of Maine. www.maine.gov/mhpc.

Maine Preservation, (207)775-3652. A state-wide membership organization providing education and advocacy about historic preservation issues. Nice resource list on website: www.maine Preservation.org.

Publications:

National Park Service, "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," Washington, D. C.: U. S. Government Printing Office, 1990. The standards and guidelines upon which the Bangor Historic Preservation evaluation standards are based. Available from the Maine Historic Preservation Commission or www.cr.nps.gov/hps/tps/standards/index.htm.

Websites:

National Park Service, "The Secretary of the Interior's Standards for the Treatment of Historic Properties," United States Department of the Interior, National Park Service, Technical Preservation Services, www.nps.gov/history/hps/tps/standards_guidelines.htm. Summarizes the Secretary of the Interior's Standards for the Treatment of Historic Properties. Includes links to "Illustrated Guidelines for the Treatment of Historic Properties" and "Illustrated Guidelines for Rehabilitation."

National Park Service, "Rehab Yes/No," United States Department of the Interior, National Park Service, Technical Preservation Services, www.nps.gov/history/hps/rehabyes-no/index.htm. Case studies of rehabilitation projects.

National Park Service, "Walk Through Historic Buildings: Learn to Identify the Visual Character of a Historic Building," United States Department of the Interior, National Park Service, Technical Preservation Services, www.nps.gov/history/hps/tps/walkthrough/. Provides a step-by-step method for identifying the visual character of historic buildings.

National Park Service, "Incentives! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties," United States Department of the Interior, National Park Service, Technical Preservation Services, www.nps.gov/history/hps/tps/tax/incentives/index.htm. This site provides a step-by-step guide to the federal tax incentive programs for rehabilitating income-producing historic properties.

National Park Service, "National Register of Historic Places," U. S. Department of the Interior, National Park Service, <http://www.nps.gov/history/nr/index.htm>. An informational website about the National Register of Historic Places.

National Park Service, "Preservation Briefs: Celebrating Thirty Years (1975-2005)," United States Department of the Interior, National Park Service, Technical Preservation Services, www.nps.gov/history/hps/tps/briefs/presbhom.htm. This site includes technical information about a variety of preservation issues.

National Park Service, "Incentives! A Guide to the Federal Historic Preservation Tax Incentives Program for Income-Producing Properties," United States Department of the Interior, National Park Service, Technical Preservation Services, www.nps.gov/history/hps/tps/tax/incentives/index.htm. This site provides a step-by-step guide to the federal tax incentive programs for rehabilitating income-producing historic properties.



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and Engineers

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Design by Walter Ryan, City of Bangor

Map by Sean Gambrel, City of Bangor

**For more information, contact the City of Bangor's
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